FEATURES MARKET

Operators Take Over Graylene on Heights Near Riverside Drive.

THE CARPATHIAN SOLD

Other Multifamily House Deals Closed in the Borough of Manhattan.

for Edne L. Einbigler to Ennis & Sinnoit, Inc., operators, the Graydevator house - 75x100, containing suites

E. H. Schulz of Pierre & Golden Com-

er of Sixty-sixth street, to a Bennett, Werner & Grenthal. r will renovate and offer for

The Broadway Savings Institution sold or a reported price of \$435,000 to the 59 West Twenty-fifth Street Corporation (Henry Heilman) 71 to 79 West rorty-fifth street, between Fifth and fixth avenues, three three story and two our story dwellings on plot \$7.5x100.5. The property is assessed for taxation urposes at \$340,000. A tall commercial tructure will probably be erected. The ank took the property over from the

BROKER BUYS JERSEY HOME.

Arthur C. Haggstrom of Haggstrom-Callen Company has purchased the McCoy residence, corner of Palisade averue and Thirty-fourth street, overlooking the Hudson County Park and the Hudson River at Woodcliff-on Hudson, N. J.

The four story building, 25x100 at 301 Cemolish the present structure and erect a new one on-the site. They already have a long lease on the ten story cor-rer structure at No. 239. The Brown, Wheelcols Harris Vought & Co. Inc., were the brokers in the present deal.

LEASE ON WASHINGTON ST.

The Broadway-John Street Corporation (B. A. Cohen) leased from Edward C. Maynard the five story building at 228 Washington street, 22.3x55.6, between Park place and Barciay street. The lease is for twenty-one years from next January at an annual rental of \$1,800, with two twenty-one-year renewals on a 6 per cent reappraisal basis. The lease also carries an option to purchase within a year for \$30,000. Mr. Maynard recently bought the property for \$15,000.

INVESTORS BUY IN SUMMIT.

The four story Melrose Building, 359-365 Springfield avenue, Summit, N. J., has been sold by George V. Muchmore to the Puerson Company of Westfield, N. J., of which Arthur Pierson. Sr., is gresident. Besides stores, the structure contains eight five room apartments. The buyers are investors. The Eugene Jobs—H. F. Beck Company of Summit and Arthur Pierson. Jr., of Westfield, N. J., were the brokers.

PEW TEMPLE IN BROOKLYN.

The Realty Associates, Inc., sold to the Union Temple of Brooklyn the plot northeast corner of Eastern Parkway and Plaza street, 55,6x125x irregular, and the plot on the north side of East-ern Parkway, 54 feet cast of Plaza street, 130,5x55,1x irregular. The purchasers recently acquired at an auction sale held by the city the lot lying be-tween these two parcels, and the com-med site will be improved with a syna-

FAR ROCKAWAY PROJECT.

APARTMENT BUYING HUNTING APARTMENTS WITH CAMERA MAN LOVE OF SEA AID



the control of the second of t street, built for the Saydill Realty Corporation from plans by Margon & Glaser, architects. The upper

pleted by next spring.

fred L. Wielke sold for Anna Broadman and Robert Broadman of Jersey City a two family frame house, with store, 25x72, at 375 East 161st street to Joseph Lebish and Dr. Jacob Lebish. Bronx Community Corporation, John story dwelling, 18.6x J. Tully, president, sold the one story fith avenue. Charles oker.

The L. Wielke sold for Anna Broadman and Robert Broadman of Jersey City a two family frame house, with store, 25x72, at 375 East 161st street to Joseph Lebish and Dr. Jacob Lebish. Bronx Community Corporation, John Start Lebish and David Mintz were below to the product of the product

(0, at 2113 Fifth avenue.

aylor was the broker.

Houghton Company sold for Ethel the brokers.

Houghton the four story dwelling 23 West lighty-seventh street, 20x100.84.

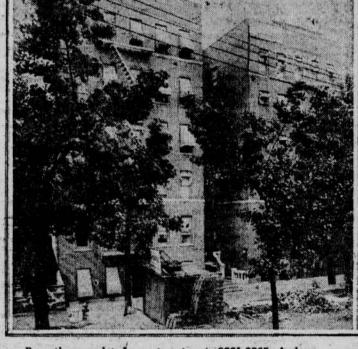
Morris Levenson the six story apartment 1358-1360 Brook avenue, 50x100. containing thirty families, through

RESIDENTIAL RENTALS.

Cross & Brown Co. leased in 28 East Sixty-fourth street apartments to Edith M. Barton and Malcolm D. Sloane.
John J. and Theodore A. Kavanagh leased the four story dwelling 18x102.2 at 45 East Eighty-third street, to Edward Reilly; also apartments in 51 East Seventy-eighth street, to Oliver H. P. LaFarge, Dr. J. D. Whitham, Francis Wadleigh; in 922 Madison avenue, to M. A. Huppuch, and a studio apartment to Kosario Scalero; in 953 Madison avenue, to David W. Ross; in 963 Madison avenue, to Mario Korbel; in 1061 Madison avenue, to Mario Korbel; in 1061 Madison avenue, to Mario Korbel; in 1061 Madison avenue, to Thomas Matthew J. Looram.

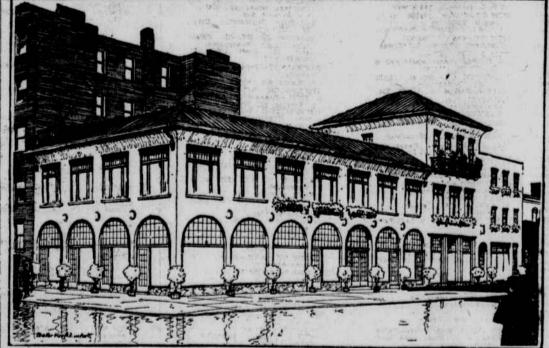
In the prospective home seeker is hard to suit if he can find nothing at Pelham that meets with his every requirement. The apartment house in the country Rye and Oakland public beaches.

BUYERS AT SPRINGFIELD, L. I. The following have purchased home-sties of W. H. Schabehorn on his Spring-the best, The new high school is one of the best equipped and most modern to Rosario Scalero; in 953 Madison avenue, to David W. Ross; in 963 Madison avenue, to David W. Ross; in 963 Madison avenue, to Toroney of Lynbrook, watther watter and is named after an English two lots.



The second of th

Taxpayer Designed in Italian Style



The Joda Realty Company (Joseph R. Scheinberg and David Zimmerman) acquired from Robert Smith the block fronting 350 feet on Broadway and 250 feet on Mott avenue, Far Rockaway, Rnown as the Postlay estate property and containing about twenty-six lots.

The old Shirley Hotel, on the site, is be-plans by Welter Haefell, Inc., archiments for spring occupancy. The design





tween the Wyckoff arenue station on the Ridgewood "L" and the main sta-tion in Flushing of the Long Island raliroad.

railroad.

Junction avenue is the main connecting thoroughfare between Queens Boulevard and North Beach and Flushing Bay sections of the north shore of Long Island. The Junction

Flushing Bay sections of the north shore of Long Island. The Junction avenue troiley line connects with the Junction avenue station of the Queens-borough subway extension, also with the Corona avenue surface cars in front of the lots to be sold.

Elimburst during the last several years but especially since the local tax exemption ordinance has been in effect, has been one of the most active home building sections in the city. Corona has been a close rival. About 100 new one and two family houses are being erected around the Corona station of the Long Island Railrad. The intersection of Junction and Corona avenues is the local business district and a lively traffic center.

SALES IN MANHATTAN REVEALED IN RECORDS

Flora Bachrach sold to the Volin Realty Company the two five-story flats 124-126 West 139th street, 52x99.11. Sterling Properties Corporation sold to the Sarson Realty Corporation and Benjamin Ebrilch the five-story apart-ments, 230 West 141st street, 87.4x 99.11.

ments, 230 West 141st street, 87.4x 99.11.
Gail H. Helmer sold to the Savro Realty Corporation the six-story apartment, 181 Claremont avenue, 50x100.
William H. Numann sold to John M. Gaimari the three five story tenements with stores, southeast corner of Cherry street and Catharine slip, 63x80.4.
Hudwill Corporation sold to Samuel Z. Toutounjian the four-story tenement, 312 East Thirty-seventh street, 20x98.9.
Marguerita Doelger sold to Margare-tha Bauer the five-story tenement with store, 524 East Sixth street, 24x97.
Frank Anderson sold to Susan J. Irwin the five-story tenement with store, 524 East Sixth street, 25x98.9.
Nathan Fronder sold to Angela Cervello the five-story tenement with stores, 546 East Eleventh street, 25x94.9.
Emma Von Bergen sold to Rebecca Finestone the five-story flat, 61 East 118th street, 30x100.11.
Jennic Bond sold to Annie Levine the three-story dwelling, 387 Manhattan avenue, 18x50.
Adolph Klein sold to Winifred Hunt the four-story dwelling, 131 West Seventy-enty-eight street, 18x102.2.

the four-story dwelling, 131 West Seventy-eighth street, 18x102.2.
P. J. Lenahun sold to the Lou-Art Corporation the four-story dwelling, 348
East 125th street, 18.9x100.11.



Muriel Arms, northwest corner of Concourse and Kingsbridge road.

Gigantic Tractor Moves Small Town Twelve Miles

took place. To-day phlegmatic America just takes that sort of thing for granted.

extend south from Corona avenue along
Junction avenue to Queens Boulevard.

The foundations were cut away to
The Corona station of the Long Island

permit working the trailer under every

permit working the trailer under every house, and then the supporting jacks were let down, allowing a house to rest on the trailer.

Great preparations were necessary to make the moving successful. Steel girders had to be removed from a bridge, roads had to be widened and large 8x8 joists had to be laid to hold up the road for the trailer, which weighed eight tons and supported houses that weighed from twenty-five to thirty tons.

The plan was a success from a real estate standpoint. Values had depreciated to such an extent in Jennings that the houses were valued at only \$150 each. In Cadillac they will have a value of \$2,500 and more.

did not consider themselves so lucky of afterward. They had to take buildings assigned to them, and some were so badly in need of repair that many re-fused to accept them.

EXTOIS BOROUGH OF QUEENS.

cach. In Cadillac they will have a value of \$2,500 and more.

Realty Enterprise in Politics.

A real estate broker of Long Beach. a candidate for the State Senate, description of each community contains information on railroads, rapid transit and trolley service; main high-enterprise election if energy and enterprise count for anything. He stars his daily campaign long before many of his fellow townsmen have had their breakfasts. Morning after morning he visits a different railroad station in Nassau

To Sell Two Family Homes



TWENTY-NINE two family houses on Helser street adjoining Queens Boulevard, Long Island City, will be sold at auction by Bryan L. Kennelly, Inc., in the Vesey Street Exchange at noon on November 3. They were built by the T. C. Desmond Company from

TO WESTCHESTER

Anglo-Saxon Longing for Ocean Largely Responsible for County's Growth.

WATERFRONT IS POPULAR

Center of Population Working Farther Inland—Is Now East of Railroad.

were most favorable for trading and for sponsible in a large way for the rapid growth of our Sound shore towns and cities. "Is it on the water or near the water?" is a question put to every

are in line for very rapid growth during the next five or ten years. Perhaps the Lest way to show the recent trend of the market and the kind of properties most in demand in this territory is to consider the development of some of these towns individually.

Although they are often referred to as shore front towns the Pelhams should not be placed in this class. Pelham Manor has only about a half mile is shore front and it is entirely absorb by the New York Athletic Club, Travers Island, and two or three large-state properties adjoining. The Pelhams, consisting of Pelham Manor, Pelham Heights, Pelhamwood and Pelham proper, have always been extremely popular. Their nearness to New York and the highly restricted nature of the development have caused a rapid growth and now one begins to wonder what we will do when all the vacant plots are gone.

Pelhams Lead in Building.

copied by many other suburban cities. It offers a wide choice of properties for the homeseeker, from the modest six room house of \$10,000 or \$12,000, to the beautiful estate either on the shore-front or back in the hills. Although the

Magazine "Queensborough" Tells of Residential Sections.

The Queensboro Chamber of Commerce has just published an unusually attractive issue of its magazine, Queensborough. It is known as the "Residential Number." The facts have been compiled for the use of everyone interested in the building development or mortgage investments in any of the sixty-four residential communities in the borough.

A description of each community contains information on railroads, rapid transit and trolley service; main highways: its churches, schools, public libraries and places of amusement; the price of land and the price of buildings; its clearly distance from points in large as a shorefront town. Its beautiful estate either on the sincer. In other intention of \$20,000 or \$25,000, the market has been very broad and has affected almost every class of property.

Larchmont again is a town which started at the waterfront and is spreading out rapidly into the hills. A short while ago the manor, that section between the Post Road and the water, was considered to be about all of Larchmont. Center, Larchmont Park, Larchmont Gardens, Chatsworth Heights, Howell Park and other such developments indicate a trend westward. This is quite natural as it is the only way that the town can grow. Larchmont is quite libraries and places of amusement; the price of land and the price of buildings; its churches, schools, public libraries and places of amusement; the price of buildings constructed during the private bathing beach, are valuable assets.

Larchmont Rail Service Better.

Larchmont Rail Service Better.

The spur of the Westchester & Boston Railroad recently run into Larchmont from New Rochelle is another important factor in stimulating the growth of this section. I believe the possibilities of Larchmont are enormous. There is plenty of room for growth to the westward, and there is considerable undeveloped land within easy walking distance of the station. Larchmont offers an opportunity to buy either the small house in an excellent restricted section, or the first class home of the larger type in the Manor section, which is one of the finest of Westchester's waterfront communities.

The development of Rye has differed somewhat from the other towns, and it has some very interesting features. The distance between the railroad and the water is greater at Rye than at the towns further south. This led to the growth of two separate and distinct sections, First, a water front section, consisting of some large water front estates on Milton Point, Forest avenue and Manursing Island, and the establishment of a public baching beach; second, the growth of a small village around the railroad, with large estates on the hills surrounding. Up to about two or three years ago these two sections were distinctly separate units. Now they are practically joined together through the process of building a large number of homes between the water front and the village proper. At first this waterfront section of Rye was strictly a summer resort, practically isolated in winter, Now the majority of these cottages back from the water are occupied all the year. This movement has resulted in a